

SENATE BILL 2008

By Harper

AN ACT to amend Tennessee Code Annotated, Title 5;  
Title 7 and Title 39, Chapter 14, Part 5, relative to  
enforcement of certain actions taken by a county  
legislative body.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 5-1-115(d), is amended by adding the following language as a new subdivision (3):

(3) If the property is residential rental property and located in any county having a metropolitan form of government and a population in excess of five hundred thousand (500,000), according to the 2000 federal census or any subsequent federal census, any lease entered into for such residential rental property shall contain a provision requiring the tenant or tenants to pay to the county clerk the amount of the rent due under the lease if the owner of the property fails to pay such costs within thirty (30) days of such a hearing. The clerk shall notify the tenant or tenants in writing for any month in which the tenant or tenants' rent is to be paid to the clerk. Such rent shall be used by the clerk to cover the costs assessed against the owner of the property in accordance with subsection (c)(1). The rent shall be paid into the court until the assessed costs have been fully satisfied. At such time the clerk shall notify the tenant of the date on which the rent is to be paid to the owner. The county clerk shall forward to the lessor any excess amount of such rent paid to the court clerk but not required to cover such assessed costs.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it and shall apply to all leases entered into or renewed on or after the effective date of this act in any county to which this act applies.